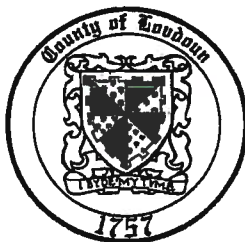


CAPP-2012-0001



**COUNTY OF LOUDOUN  
DEPARTMENT OF PLANNING**

1 Harrison Street S.E. (P.O. Box 7000), Third Floor, MSC #62  
Leesburg, Virginia 20177-7000  
703-777-0246

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS  
PLEASE PRINT**

Owner: Waterford Foundation, Inc. \_\_\_\_\_

Address: PO Box 142, 40183 Main Street, Waterford, VA 20197 \_\_\_\_\_

Phone Number: 540-882-3018 X 111 \_\_\_\_\_ E-mail: mgood@waterfordfoundation.org \_\_\_\_\_

**Representative** (contact person): Margaret Good \_\_\_\_\_

Address: PO Box 142, Waterford, VA 20197 \_\_\_\_\_

Phone Number: 540-882-3018 X 111 E-mail: mgood@waterfordfoundation.org \_\_\_\_\_

Project Location/Address: Phillips Farm on Old Wheatland Road just behind the Old Mill

Historic District: Waterford Historic and Cultural Conservation District \_\_\_\_\_

Property Identification (PIN/Tax ID): 341-103-295-000 \_\_\_\_\_ Tax Map Numbe: 28//29/////1/ \_\_\_\_\_

Size of Parcel: 144 acres \_\_\_\_\_ Election District: Catoclin \_\_\_\_\_

Brief description of the project: The 144 acre Phillips Farm was purchased in 2003 by the Waterford Foundation so that it could remain in agricultural use as it had been throughout the village of Waterford's lifetime. The fact that the agricultural surround of the village was still virtually intact is what led to its designation as a National Historic Landmark in 1970. Protecting this parcel then became vital to protecting this designation. It is now in conservation easement held by the Virginia Outdoors Foundation which will protect it in perpetuity from inappropriate change. The Foundation's mission is to educate the public about the Landmark. Providing access and interpretive signage is essential if visitors are to understand this heritage site and its importance in America's history. After a great deal of work, we are ready to install the Interpretive Pull-Off area and the signage that will be installed as part of the project. We seek a CAPP for the Wayside Exhibit Plan that outlines this signage and is enclosed with this application.

The information in this application is accurate to the best of my knowledge. I understand that the County may deny, approve, or conditionally approve that for which I am applying.

Representative's Signature Margaret K Good Date 1.11.12



# Waterford FOUNDATION, INC.

Post Office Box 142 • Waterford, Virginia 20197 • (540) 882-3018 • Fax: (540) 882-3921  
www.waterfordfoundation.org • info@waterfordfoundation.org

January 12, 2012

Ms. Heidi Siebentritt  
Department of Planning  
Loudoun County  
1 Harrison Street, SE  
PO Box 7000  
Leesburg, VA 20177-7000



Dear Ms. Siebentritt:

Enclosed is our Application for a Certificate of Appropriateness for signage at the Interpretive Pull-Off Area on the Phillips Farm in Waterford. This proposal is also under review by the Virginia Department of Historic Resources. We expect to have the results of their review before this application reaches your February agenda.

One of the conditions of the TEA-21 grant used to protect the farm is that access and signage be provided for the visiting public. The committee charged with tackling this requirement designed an access plan known as the Interpretive Pull-Off Area with the help of the Timmons Group. It will be a small area alongside the Old Wheatland Road. They then worked with consultants to design the signage that will be part of the area as seen in the Wayside Exhibit Plan that is attached and subject to HDRC review. The committee has worked long and hard with these consultants to develop a sensitive design that will enhance this heritage site

We hope the Wayside Exhibit Plan we have designed will meet with the Historic Design Review Committee's approval.

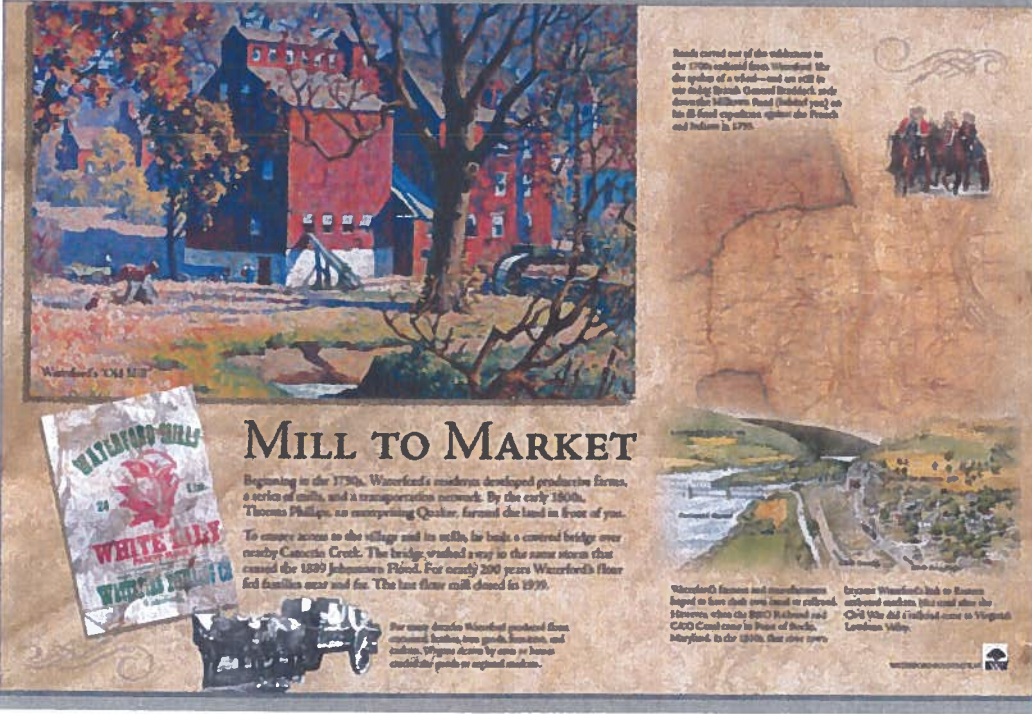
If you need further information, please do not hesitate to contact me.

Sincerely,

Margaret K. Good  
Director, Properties and Land Use Programs

Enc: Certificate of Appropriateness Application

## A photograph of a grassy field with a dense line of trees in the background under a blue sky with scattered clouds. A small white house is visible through the trees.



Waterford Foundation, Inc.  
Waterford, Virginia

# Preliminary Wayside Exhibit Plan

Phillips Farm Interpretive Area  
Waterford Foundation  
Waterford, VA

## Background

The Waterford Foundation, working with the Northern Virginia Office of the Timmons Group in Ashburn, VA, has created designs and construction drawings for an interpretive pullout overlooking the northern section of the historic Phillips Farm. The pull-off area will allow the public access to view the farm, its surrounding landscape and transportation network, as well as to learn about the history of the area. The pull-off area is designed in such a way so as to blend in with the historic agricultural landscape.

The purpose of this Wayside Exhibit project is to provide on-site identification and interpretation of the Phillips Farm in Waterford, Virginia, through the development of three (3) low-profile wayside exhibits. Interpretive Direction LLC is developing plans and designs for the pullout in collaboration with the Waterford Foundation under a subcontracting agreement with the Timmons Group.

## Interpretive Area and Pullout

The 144-acre Phillips Farm, which the Waterford Foundation purchased and eased in 2003, includes an educational interpretive area of four acres on Old Wheatland Road (Route 698), near the intersection with Milltown Road. The exhibits and the interpretive pull-off area will be situated within the interpretive area of the farm.

The interpretive pull-off area contains two sections, the viewing/interpretive area and the parking area. Visitors will find the viewing area marked by a simple fieldstone bollard (or stone). The viewing area is a circular area offset from the parking area and will have a compacted and accessible gravel surface.

At the current time, there are no trails provided from the viewing area into the farm. Visitors wishing to access the rest of the farm will need to travel by foot on Route 698 into the village to access the farm on the eastern side of the Catoctin Creek. The interpretive pull-off area will allow visitors traveling by car to view the preserved landscape safely from their vehicles, or, if they wish, to park and walk to the viewing /interpretive area with exhibits explaining the history of the farm, including the agricultural activities, the viewscape, and its surrounding transportation links, that were all part of the farm's unfolding.

The pull-off will accommodate cars for parking and will, through its design and plantings reflect the historic and rural character of the farm. The portion designated for parking will be roughly

parallel with a 125 foot-long stretch of Route 698 and surfaced with gravel or gravel composite that reflects the colors and look of the Farm's naturally occurring stone and ground surfaces.

It will be necessary during construction to disturb a portion of the existing hedgerow, which will be restored with plantings of native shrubs and trees. Plantings of shade trees and low-growing shrubs will create a natural border between the agricultural area and the parking area.

An American fence (to match existing) will be placed around the edge of the parking area and viewing area to create a physical border from the Farm. The hedgerow may eventually, reestablish along the fence, but a vista of the farm should be maintained from the exhibit area.

### **Wayside Exhibit Planning and Design**

Interpretive Direction has developed draft text and layouts which are intended to carry out the purposes of the Foundation in establishing the interpretive pullout. The envisioned wayside exhibit structures are a traditional style used by the National Park Service, and represent the most popular size for interpretive wayside exhibits. The intent of the Foundation was to develop exhibits of a quality equal to or better than those used at NPS sites, and Interpretive Direction has made an effort to fulfill that goal.

The Waterford Foundation exhibit committee for the Phillips Farm has requested a period look and feel to the exhibits which emphasizes traditional images, historic artwork, and rural motifs. We have therefore made minimal use of modern photography. Panel backgrounds feature a parchment texture which creates the muted background for outdoor display, and which acts as a unifying element for the three panels.

Panel designs were developed to communicate the principal ideas developed by the exhibit committee in their excellent storyline documents. The nature of the wayside exhibit medium requires concise use of text. We believe we have used the optimum number of words for a quality visitor experience, while keeping type sizes at the proper size for accessibility.

Graphics shown in this preliminary plan are for position only, and are not rendered in the final high resolution. Text is in draft form, subject to revision in the final wayside exhibit plan and production package. Production-ready files, photographs, maps, and art are not included in this phase of work. Graphics acquisition and securing of use rights will be accomplished in the final phase of the project.

Drawings and images in this plan show draft panel layouts as well as specifications for structures. Additional decisions about base and panel details will be developed in the final phases of the project.

## **Guidelines for Completion of Planning, Design, and Production**

The development of the final Wayside Exhibit Plan, Production Package, and Fabrication shall follow the processes, specifications, and standards as articulated by the National Park Service wherever practicable and applicable. The Waterford Foundation will provide guidance on how to apply these guidelines.

### **Wayside Exhibit Development Team**

#### Waterford Foundation Exhibit Committee

Patti Psaris

Mimi Westervelt

John Souders

Bronwen Souders

Rob Hale

Neil Hughes

Marie Anderson

Margaret Good

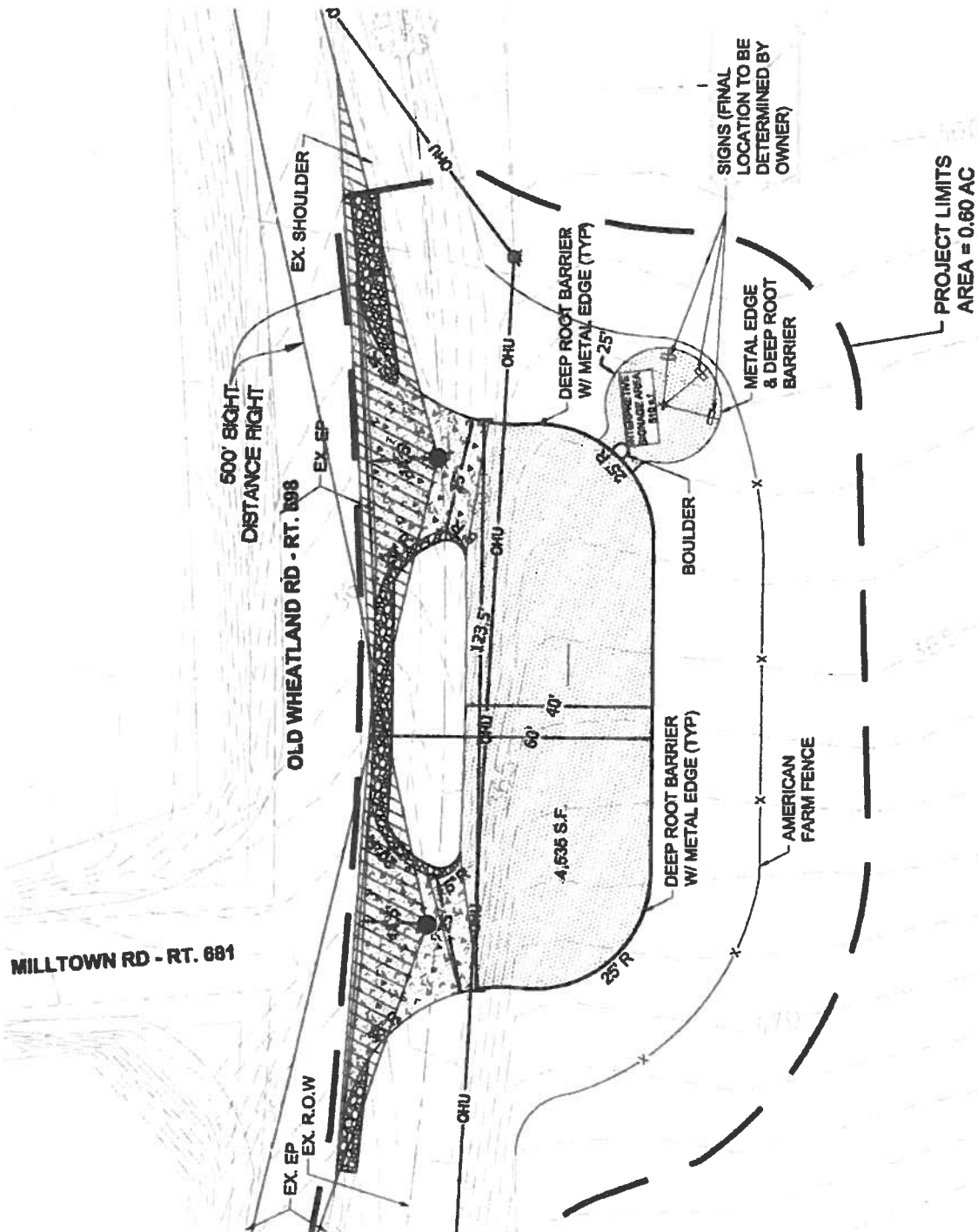
Mary Yakush

#### Interpretive Direction LLC

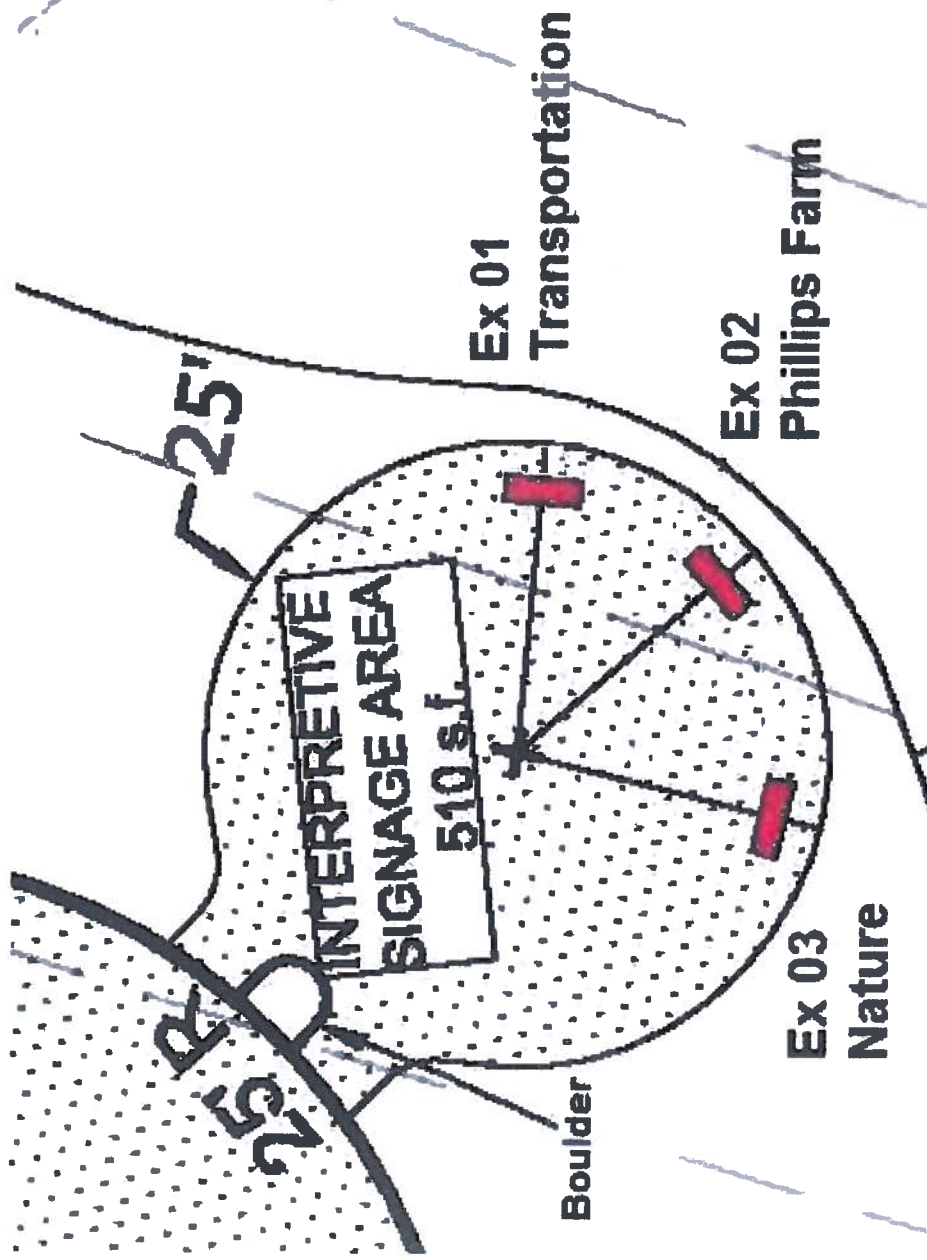
David Guiney, Senior Planner and Principal

#### IonDesign

Ruth Bielobocky, Senior Designer and Principal





**Phillips Farm Interpretive Pullout**  
Layout Plan from Timmons Group showing Interpretive Area



Phillips Farm Interpretive Area  
Wayside Exhibit Locations — Detail view


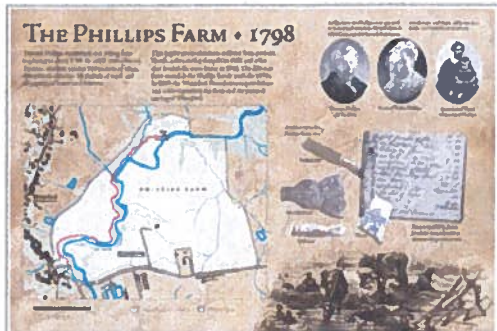
# Wayside Exhibit Description

Listed Individually by Exhibit Number

Ex. No.	Topic / Purpose	Location
01	<b>Early Transportation</b> <p>This exhibit is intended to interpret the history of transportation related to the Phillips Farm and Waterford, beginning in the 1730s. The mill will be featured in this exhibit as a focus of farm-related transportation. Topics that might be relevant include the early road network that still survives, bridges, commodities, markets, and links to canals and railroads.</p>	<p>At the Phillips Farm Interpretive Viewpoint near the junction of Milltown Rd. and Old Wheatland Rd. The viewpoint is on the south side of the road, with a view to the south. In the grouping of three exhibits, this is the one on the visitors' left.</p> <p>See site plan for placement and orientation of exhibits in the interpretive area adjacent to the new pullout.</p>
<div>   </div> <div> <p>Yardley-Taylor Map, 1853</p> <p>Exhibit 01 - Draft Layout</p> </div>		
Potential Graphics	<ul style="list-style-type: none"> <li>—Section of the Yardley-Taylor map of 1853 showing the road network</li> <li>—Photo or illustration of the Waterford Mill</li> <li>—Illustrations of Phillips Farm commodities—produce, livestock, goods for market, historic packaging</li> <li>—Illustration of General Braddock who brought his troops down the Milltown Rd. in 1775</li> <li>—Photo or illustration of the covered bridge over Catoctin Creek</li> <li>—Section of Richard Schlecht illustration of river bridge, C&amp;O Canal, B&amp;O Railroad at Point of Rocks</li> <li>—Logo of the Waterford Foundation</li> </ul>	
Experience Duration	3 minutes	
Status	5 - Desired, needs planning	
Responsibility	Interpretive Direction LLC and Waterford Foundation	
Wayside Exhibit Specifications	<p>Low-profile wayside exhibit, T" style base, 30° panel angle from horizontal</p> <p>Panel size: 36" wide x 24" high</p> <p>Aluminum panel frame and backing plate, with removable top rail, dark brown finish</p> <p>Imaging and panel processes: Ink jet print, fiberglass embedment</p> <p>In-ground installation with option for in-wall mounting</p>	



# Wayside Exhibit Description

Listed Individually by Exhibit Number

Ex. No.	Topic / Purpose	Location
02	<p><b>Phillips Farm</b></p> <p>This central exhibit will provide orientation to the Phillips Farm and its connection to Waterford. The historic preservation role of the Foundation will be explained. The exhibit will help visitors' to appreciate the historic appearance of the farm, and come to understand the people who established it and farmed it through time.</p>	<p>At the Phillips Farm Interpretive Viewpoint near the junction of Milltown Rd. and Old Wheatland Rd. The viewpoint is on the south side of the road, with a view to the south. In the grouping of three exhibits, this is the one in the center.</p>
		
	Potential artifacts for display in exhibit	Exhibit 02 - Draft Layout
Potential Graphics	<ul style="list-style-type: none"> <li>— Photos of artifacts from the Phillips Farm which help illuminate farm life</li> <li>— Portrait of Thomas Phillips and/or his wife</li> <li>— Photos of Phillips family members</li> <li>— Map of the Phillips Farm by Rob Hale, adapted from brochure, oriented to match visitors' view</li> <li>— Illustrations to represent farm products, livestock, bees, etc.</li> <li>— Photographs of the farm, including possible aerial photos</li> <li>— Section of Phillips Farm ledger, 1851</li> </ul>	
Experience Duration	3 minutes	
Status	5 - Desired, needs planning	
Responsibility	Interpretive Direction LLC and Waterford Foundation	
Wayside Exhibit Specifications	<p>Low-profile wayside exhibit, T" style base, 30° panel angle from horizontal</p> <p>Panel size: 36" wide x 24" high</p> <p>Aluminum panel frame and backing plate, with removable top rail, dark brown finish</p> <p>Imaging and panel processes: Ink jet print, fiberglass embedment</p> <p>In-ground installation with option for in-wall mounting</p>	

# Wayside Exhibit Description

Listed Individually by Exhibit Number

Ex. No.	Topic / Purpose	Location
03	<b>Preserving Nature</b> <p>This exhibit will interpret the importance of the farm property in preserving the native and historic ecosystems of Waterford. To interpret the conservation management practices being used on the farm. To identify, illustrate, and interpret representative species of plants and animals that may be seen on the farm.</p>	<p>At the Phillips Farm Interpretive Viewpoint near the junction of Milltown Rd. and Old Wheatland Rd. The viewpoint is on the south side of the road, with a view to the south. In the grouping of three exhibits, this is the one on the visitors' right.</p>
	 <p>Art of Osage orange fruit</p>	 <p>Exhibit 02 - Draft Layout</p>
Potential Graphics	<ul style="list-style-type: none"> <li>— Audubon style illustration of a green heron, bluebird, barred owl, or kingfisher</li> <li>— Art of Osage orange (hedge apple) tree or fruit</li> <li>— Photo or art of Monarch butterfly</li> <li>— Art of the farm, woods, or hedgerow</li> <li>— Photo or illustration of a creek animal such as a fish, crayfish, or salamander</li> <li>— Photo or illustration of a signature tree such as sycamore, or river birch</li> <li>— Art of an historic bee skep to represent beekeeping</li> <li>— Representation of historic hay shocks</li> </ul>	
Experience Duration	3 minutes	
Status	5 - Desired, needs planning	
Responsibility	Interpretive Direction LLC and Waterford Foundation	
Wayside Exhibit Specifications	<p>Low-profile wayside exhibit, T" style base, 30° panel angle from horizontal</p> <p>Panel size: 36" wide x 24" high</p> <p>Aluminum panel frame and backing plate, with removable top rail, dark brown finish</p> <p>Imaging and panel processes: Ink jet print, fiberglass embedment</p> <p>In-ground installation with option for in-wall mounting</p>	



Wayside Exhibit 01 — Transportation  
Draft panel layout

# THE PHILLIPS FARM ♦ 1798

Thomas Phillips established this rolling farm beginning in about 1798. By 1850, under his son Thomas, the farm yielded 500 bushels of wheat, 400 pounds of butter, 65 pounds of wool, and 60 pounds of honey and beeswax.

This highly productive farm suffered from periodic floods, a devastating tornado in 1929, and a fire that leveled the main house in 1942. The 220-acre farm stayed in the Phillips family until the 1990s. In 2003 the Watersford Foundation acquired these 144 acres to preserve the farm and the pastoral setting of Watersford.



As Quakers, the Phillips were opposed to slavery and refused to own slaves. In 1864 Quaker society banned their farms.



Thomas Phillips  
(1776-1864)



Richard Taylor Phillips



Samuel and David  
Claiborne Phillips

Artifacts from the  
Phillips Farm area



Farm ledger (1798-1864) from  
the Phillips Farm area  
preserved by Quakers in 1864.



Wayside Exhibit 02 — Phillips Farm  
Draft panel layout

18

The South Fork of the Catoctin Creek winds through wetlands, meadows, and woods. Its banks are lined with spycane, river birch, black willow, silky dogwood, and buttonbush. These species provide a natural buffer against erosion and pollution, and livestock no longer muddy the waters. The Foundation restores amphibians and aquatic invertebrates as they are indicators of a healthy ecosystem.

A monarch butterfly with vibrant orange wings and black veins, perched on a dark, textured branch. The background is a soft, out-of-focus green, suggesting a natural habitat.

A monarch butterfly with vibrant orange wings and black veins, perched on a dark, textured branch. The background is a soft, out-of-focus green, suggesting a natural habitat.

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A monarch butterfly with vibrant orange wings and black veins, perched on a dark, textured branch. The background is a soft, out-of-focus green, suggesting a natural habitat.



# Wayside Exhibit 03 — Nature

## Draft panel layout